



## ABSOLUTE REAL ESTATE AUCTION

*~APPROX. 55 ACRES W/NICE HOME & GARAGE~*

LOCATION: 1104 Beagle Club Rd. Underwood, In. (Clark Co.)

**THURSDAY, MAY 18, 2023 · 6 p.m.**

*Shown By Appointment*

### REAL ESTATE

55+/-mainly wooded acres. This beautiful mini-farm is improved with a nice frame home with a full basement, detached garage and 2-large outbuildings. The 2940+/-sq.ft. home has 3 bedrooms, 2 full baths, large living room, nice kitchen w/gas range, family room/dining area and a mud room off the oversized two car attached garage. The walk-out basement is partially finished with hard surface floor, drywall and a chimney for a stove. Other nice features include a storm shelter/vault room, covered front porch w/ramp, gas furnace and central air. The 32x32 detached garage has 3-9x8 overhead doors w/openers, concrete floor and electric. Quiet country living...Just minutes to I-65. Call Heil's Auction Service to view this Clark County Farm that is being sold at Absolute Auction!

**REAL ESTATE TERMS:** 10% day of auction (non-refundable). Balance due in 40 days. Possession at closing. Buyer to pay taxes due & payable Nov. 2023. 2% Buyer's Premium.

**Seller:** Estate of Emogene Tomes

**Per. Rep.:** Kermit H. Tomes



**Auction Service**

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